



# Village of Green Oaks

2020 O'Plaine Road • Green Oaks, IL 60048 • (847)362-5363 • Fax (847)362-5375

## AGENDA

### VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING WEDNESDAY May 16, 2018 6:00P.M. 2020 O'PLAINE ROAD

**1.0 Call to Order**

**2.0 Roll Call** Trustees Muskat, Wagener, Glogovsky, Milroy

**3.0 Non Agenda Items and Visitors**

The Village of Green Oaks TIF Committee Allocate Fifteen (15) Minutes at This Time for Those Individuals Who Would like the Opportunity to Address the Village

**4.0 Approve Meeting Minutes**

**MOTION to approve the April 18, 2018 Minutes- (Attachment)**

**5.0 Old Business - Review POA (Points of Action) From Last Meeting**  Update from person assigned to handle the POA

**6.0 Updates on TIF Area Projects**

6.1 The Sheridan at Green Oaks TIF Expense Review- Bill

**7.0 Performance of Prior TIF Projects: No action required**

**8.0 Marketing**

**9.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan**

9.1 TIF-Call Log / Correspondence- Bryan

9.2 TIF Redevelopment Plan Update:

9.2a West Rondout Area Drainage Improvements Project Out for Bids- Bill (Attachment)

9.2b Baker Road Improvements and Non-Conforming Issues- Update  Bryan/Rudy

9.2c. CDM update- Bill

9.2d Administrative Adjudication Information  Update- Bryan

9.2e Inland Update- Bryan/Rudy

9.2f Proposed Bradley/Herky Connector Road- Bryan (2 Attachments)

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**MOTION to recommend accepting Harrison and Associates, Inc proposal to appraise potential ROW on Herschenbach property in the amount of \$2500**

9.2g Bradley/Herky Connector Phase 1 Estimated  Bill (Attachment)

**MOTION to recommend to Village Board the Agreement of the E. Cooney & Associates Phase 1 Environmental Assessment in the Amount of \$2,250 for 28912 N Herky Drive**

9.3 TIF Finance Report

**9.3a MOTION to Recommend to the Village Board Approval of the Village Staff Invoice #9 Dated May 4, 2018 in the Amount of \$703.50 for TIF Support. (Attachment)**

9.3b Pam's Financial Report (Handout)

**10.0 New Business**

**10.1 Attorney Information- Rudy**

**11.0 Next Meeting Date: June 20, 2018**

**12.0 Adjourn  
MOTION to Adjourn**

The Village of Green Oaks is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting or the facilities are required to contact Village Administrator Denise Kafkis at (847) 362-5363 promptly to allow the Village to make reasonable accommodations for those persons.

**VILLAGE OF GREEN OAKS**  
**MINUTES OF THE TIF COMMITTEE MEETING**  
**May 16, 2018**

**2020 O'PLAINE ROAD**

**Call to Order:** The Meeting was called to Order by Chairperson Muskat at 6:11 PM

**Present:** Committee Members Muskat, Glogovsky , Wagener and Milroy were present. Others in attendance included Mayor Wysocki, Village Administrator Denise Kofkas, Village Planner Al Maiden, Attorney Rudy Magna and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

**Absent:** Engineer Bill Rickert out of town

**Approve last Meeting Minutes:**

**MOTION by Milroy seconded by Wagener to approve the April 18, 2018 Minutes. APPROVED by voice vote, with one minor correction.**

**Non-Agenda Items and Visitors:** There were none.

**Old Business-** None

**Updates on Projects in the TIF District:**

**The Sheridan-** In Bill's absence, Ken reported Bill and Rudy have completed their initial review of eligible expenses submitted by the Sheridan, and a letter has been sent with their findings. In addition, Bill has completed the Certificate of Occupancy review and submitted his findings to the Sheridan as well. We are now anticipating a response from on both items.

**Report on Current Marketing Efforts-** Chairperson Muscat reported the marketing sign at Atkinson will be going up soon.

**Chairperson/TIF Administrator's Status Report-** No report

**TIF Call Log-** Mr. Marabella reported he had a call from Lily Stephenson about using the Inland Property for Cricket fields. She said they have not returned her calls. Ken explained they currently have a proposal before the Village for development, but that he would pass along the information to Inland.

**Redevelopment Plan Update.**

**West Rondout Area Drainage Improvements Easement and Engineering-** Ken reported the Village is presently out for Bids on the project, with a return date of May 31, 2018. Bill has recently increased his estimate of construction of just over \$600,000.

**Baker Road-** Committee members noted the traffic and parking issues continue, and may be worsening. Illinois Truck Words now has parking issues as well.

**Administrative Adjudication Process-** Village Administrator Kafkis reported she and the Attorney's staff are working on developing the system and checklist, ie forms, notice letters, and the like. They anticipate another thirty days or so to have a product to review.

**CDM land acquisition update-** Chairperson Muskat reported he was in contact with the property owner's realtor today for 13648 Rockland Road, and they are interested in selling. In addition, Melody of CDM has a meeting tomorrow with a relative of the owner tomorrow. An appraisal and Phase 1 environment will be required for this site. Bill will obtain a proposal. The Mayor noted that these type of proposals must go through the TIF Committee before they may be considered by the COW or Village Board. Ken reminded the Committee, that if properties move forward to final purchase, the Village has indicated they will loan the TIF funds to cover the purchase, then be reimbursed by the TIF as funds become available.

**Inland Update-** Chairperson Muskat reported the Working Group is currently reviewing some new "draft" information recently submitted by Inland. Mr. Marabella and Attorney Magna explained the information is preliminary and dealt primarily with Zoning Issues and potential roadwork construction/financing. Inland is proposing to perform work at the 176 Intersection and extending Bradley Road, while anticipating additional work to connect the extended Bradley Road with Herky, and potential intersection work at Herky and 176. The total work is estimated at around \$5,000,000. Various options are being explored to finance the cost. Multiple options are on the table. Mr. Magna also mentioned the TIF Application information will also be required. It was noted that to keep the process moving, an 80-foot strip of land between Herky and extended Bradley will need to be acquired. The Mayor noted that continuing the discussions on the overall Inland should be a priority of the Village.

**MOTION by Muskat, seconded by Glogovsky to recommend to the Village Board accepting the Harrison and Associated, Inc proposal to appraise potential ROW on Herschenbach property in the amount of \$2500. MOTION approved by voice vote.**

**MOTION BY Wagener seconded by Milroy to recommend to the Village Board approval of an agreement with E. Cooney and Associates for Phase 1 Environmental Assessment in the amount of \$2250 for 28912 N. Herky Drive. MOTION APPROVED by voice vote.**

**Finance Report-** Finance Committee Chairperson Milroy reported bills in the amount of \$14,184.39 for May.

**MOTION by Muskat seconded by Wagener to Recommend to the Village Board Approval of the Village Staff Invoice #9 Dated May 4, 2018 in the amount of \$703.50 for TIF support. MOTION APPROVED by voice vote.**

**Old Business-** None

**New Business-** None

**Next Meeting Date:** June 20, 2018 at 6 PM

**Adjourn-** Motion by Milroy, seconded by Glogvosky to adjourn. MOTION APPROVED by voice vote

The meeting was adjourned at 7:24 pm.

**Approved:** June 20, 2018



Marabella Associates Inc.

TIF Administrator Kenneth Marabella